



**Tenure**  
Freehold.

#### Location

Stockton-on-Tees has a resident population of some 179,500 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications, being 2 miles west of the A19 link road and 1 mile north of the A66 dual carriageway which links the A19 with the A1(M) Motorway.

The property is situated within an established business park, on the banks of the River Tees. The property is accessed off Thornbury Place, which provides access to the A1130 and in turn the A66 and A135. To the north of the property is Teesdale Business Park, Thornaby Rail Station, together with numerous colleges and Durham University Queens Campus. Occupiers within the business park include Barclaycard, HM Revenue and Customs, DVLA and Siemens amongst others.

#### Description

The property is arranged on ground and three upper floors to provide office accommodation with a combination of open plan and cellular office space arranged around a central core. The offices benefit from suspended ceilings, recessed lighting, central heating and an 8 person lift. The property benefits from 47 car park spaces.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

#### Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground West	Begbies Traynor Limited (1)	Ground Floor 114.0 sq m (1,228 sq ft)	3 years from 12.08.2016 Option to break 12.08.2017. FR & I	£12,000 p.a.	Reversion 2019
Part Ground East	NHS Primary Care	Ground Floor 140.0 sq m (1,507 sq ft)	10 years from 15.11.2004. FR & I	£14,800 p.a.	Holding over
Part First West	NHS Stockton-on-Tees	First Floor 140.0 sq m (1,507 sq ft)	10 years from 07.04.2008. FR & I	£18,414 p.a.	Reversion 2018
Part First East	Fourmdrywall Ltd (2)	First Floor 118.0 sq m (1,269 sq ft)	3 years from 01.01.2016. FR & I	£13,200 p.a.	Reversion 2019
Part Second West	Ove Arup and Partners (3)	Second Floor 119.0 sq m (1,281 sq ft)	5 years from 27.04.2014 Option to break 27.04.2017. FR & I	£13,200 p.a.	Reversion 2019
Part Second/ Whole Third	Tees Active Limited (4)	Second Floor 141.0 sq m Third Floor 298.5 sq m (3,213 sq ft)	10 years from 01.03.2010 FR & I	£55,000 p.a.	Reversion 2020
		<b>Total</b>	<b>1,070.5 sq m (11,523 sq ft)</b>	<b>Total £126,614 p.a.</b>	

(1) Begbies Traynor was founded in 1989 and is the UK's leading corporate rescue and recovery practice. (Source: [www.begbies.traynorgroup.com](http://www.begbies.traynorgroup.com))

(2) [www.4mdrywall.co.uk](http://www.4mdrywall.co.uk)

(3) For the financial year ended 31st March 2015, Ove Arup and Partners reported a turnover of £69.295m, a pre-tax profit of £3.906m, shareholders' funds and a net worth of £4.906m. (Source: Experian 13.09.2016.)

(4) Established in 2004, Tees Active Limited is a non-profit distributing company which was set up with the intention of taking on the management of facilities provided by the Stockton-on-Tees Borough Council and works very closely with the council as its main funding partner. (Source: [www.teesactive.co.uk](http://www.teesactive.co.uk))

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** J Armstrong Esq, Muckle LLP. Tel: 01912 117925 e-mail: [james.armstrong@muckle-llp.com](mailto:james.armstrong@muckle-llp.com)

## Stockton-on-Tees Redheugh House Teesdale South Cleveland TS17 6DA

- **Freehold Multi Let Office Investment**
- Located on an established business park on banks of River Tees
- Well positioned adjacent to A66 and close to Thornaby Rail Station
- Tenants include NHS, Ove Arup & Partners and Begbies Traynor Ltd
- Car parking for 47 vehicles
- Total Current Rents Reserved  
**£126,614 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

